



**Horsham
District
Council**

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1174
88 Lambs Farm Road, Horsham, West Sussex, RH12 4LA

DESCRIPTION:

Demolition of existing garage and rear sun room and erection of single storey side and rear extension and front porch, and replacement of front tile hanging with timber cladding.

RELEVANT PLANNING HISTORY:

None

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 41 - Parking

Neighbourhood Plan:

North Horsham Parish Council voluntarily withdrew their parish from the Neighbourhood Development Plan process on 30 July 2018.

Horsham District Local Plan (2023-40) (Regulation 19):

Policy 9: Water Neutrality
Policy 17: Green Infrastructure and Biodiversity
Policy 19: Development Quality
Policy 20: Development Principles
Policy 25: Parking
Policy 46: Ancillary Accommodation

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk.

Consultations:

WSCC Highways (Local Highway Authority): Advice / no objection

Parish Comments:

North Horsham Parish Council: 'No objection, however Members are concerned that the driveway appears to be shown as not being porous.'

Representations:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT:

The application has been assessed on the basis of the submitted details, together with the planning history of the site and adjoining properties, available images and photographs supplied by the agent. These details were considered sufficient to allow the application to be properly considered and determined.

Character and Appearance

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

88 Lambs Farm Road is a detached single-storey 3-bed dwelling located at the south side of Lambs Farm Road, a residential area within the Horsham Built Up Area Boundary. Lambs Farm Road is characterised by a mix of single-storey and two-storey, detached and attached, dwellings of varying form in this part of the street and there is evidence of extensions to dwellings. The host dwelling is brick built with a vertical tile hanging section to the front elevation. The dwelling has a dual pitched roof, gabled to the front, with concrete interlocking roof tiles, white upvc fenestration, and has a rear conservatory/sunroom extension with mono-pitched roof. The dwelling has an adjacent flat-roofed single brick-built garage located at the southwest rear side, with a driveway (hard surface) fronting the garage providing off-street parking space for at least 3 cars, and slopes downwards to the front boundary of the site where a public footpath and grass verge separates the site from the highway.

Planning permission is sought for demolition of the existing garage and the rear sunroom and the erection of single storey side and rear extension and also a front porch. The side/rear extension would be brickwork faced to match existing and set back from the front elevation of the dwelling with a new front upvc window, no side openings and the rear elevation to include aluminium bi-fold doors and a upvc window. The roof to have a dual pitch at the front (roof tiles to match) with ridge set well below the main roof ridge, and a flat roof to the rear of the extension with lantern roof light. Internally the space would accommodate a bedroom, ensuite and kitchen/dining space at the rear.

One of the existing front bedrooms and window would be reconfigured and become an internal hall from a new front entrance door and porch of forward projection 0.9 metres with dual pitched roof. Existing tile hanging to the front elevation of the dwelling is to be replaced with new horizontal timber cladding boards. The existing hard surface parking area to be extended part way across the front

curtilage existing grass lawn of the dwelling to provide a new paved area fronting the new front door and to provide additional off-street parking space. Shrubs adjacent to the dwelling to be re landscaped to accommodate the new entrance.

The proposal would add additional mass however overall would be a clearly subservient addition and is considered to be of a design, form and scale which is appropriate to the character and appearance of the existing dwelling. While the proposed materials would differ from those contained within the street scene, timber cladding is not considered to be an unusual feature within the locality. It is not considered that such material finish would result in harm to the visual amenity or character of the street scene and locality. It is therefore considered that the visual impact of the proposal is acceptable and would accord with the above policies.

Highways

Policies 40 and 41 of the HDPF promote development that provides safe and adequate access, suitable for all users.

The site is located on Lambs Farm Road, a C-classified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point. A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the Local Highway Authority does not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars.

As such, no concerns are raised regarding loss of existing parking provision. It is noted that North Horsham Parish Council have commented No Objection but also with concern that the driveway appears to be shown as not being porous. A regulatory condition of permission is therefore recommended that the hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Impact on Neighbouring Amenity

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

It is considered that the siting and layout of the proposed development and the resulting relationship with adjoining properties would be sufficient to prevent any unacceptable harm to neighbouring amenity. It is noted that no neighbouring representations of concern were received.

Water Neutrality

There is no clear or compelling evidence to suggest the nature and scale of the proposed development would result in a more intensive occupation of the dwelling necessitating an increased consumption of water that would result in a significant impact on the Arun Valley SAC, SPA and Ramsar sites, either alone or in combination with other plans and projects. The grant of planning permission would not therefore adversely affect the integrity of these sites or otherwise conflict with policy 31 of the HDPF, Policy N6 of the NPPF, and the Council's obligations under the Conservation of Habitats and Species Regulations 2017.

Biodiversity Net Gain

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, all householder applications are current exempt from the statutory requirement to demonstrate a 10% net gain in biodiversity.

Conclusion

The proposal is considered to comply with relevant local and national planning policies and is therefore recommended for approval.

Recommendation: Application Permitted

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Regulatory Condition:** The materials and finishes of the development hereby permitted shall strictly accord with those indicated on the submitted application form and approved plans.

Reason: In the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** The hard surface hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with Policy 38 of the Horsham District Planning Framework (2015).

NOTE TO APPLICANT

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Under Regulations 4, 5, 7 & 8 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 the statutory biodiversity gain condition required by Schedule 7A to the Town and Country Planning Act 1990 (as amended) does not apply in relation to planning permission for development which:

- 1. does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (a hedgerow habitat or watercourse habitat identified for the purposes of the biodiversity metric);
- 2. is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015;
- 3. is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development (In determining whether a development is undertaken solely or mainly for this purpose, no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee);
- 4. consists of no more than 9 dwellings, is carried out on a site which has an area no larger than 0.5 hectares, and consists exclusively of dwellings which are self-build or custom housebuilding

("Self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015 (as amended)).

In addition, the Biodiversity Gain Plan Condition does not apply to applications for major development made before 12 February 2024, or non-major development made before 2 April 2024.

Based on the information submitted in the planning application documents, the Planning Authority considers that this permission is exempt from biodiversity net gain, and as such does not require approval of a biodiversity gain plan before development is begun.

Statutory exemptions and transitional arrangements

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at <https://www.gov.uk/guidance/biodiversity-net-gain>.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1174

(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Site Location & Block Plan	DE1422/01A REVISION P1	10.07.2026
Floor plan	Proposed Floor Plan & Roof Plan	DE1422/04 REVISION P1	10.07.2026
Floor plan	Dimensions - Existing Floor Plans	DE1422/07 REVISION P1	10.07.2026
Elevation plan	Proposed Elevations	DE1422/05 REVISION P1	10.07.2026
Floor plan	Existing Floor Plan & Roof Plan	DE1422/02 REVISION P1	10.07.2026
Elevation plan	Existing Elevations	DE1422/03 REVISION P1	10.07.2026
Block plan	Site Block Plan	DE1422/01B REVISION P1	10.07.2026
Supporting Docs	Application Form	NONE	10.07.2026

DELEGATED

Case Officer sign/initial Steve Astles Date: 10.09.2026

Authorising Officer sign/initial Tamara Dale Date: 16.09.2026